



**HUNTERS**<sup>®</sup>  
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23 Robinson Drive, Easton, Bristol, BS5 0UU

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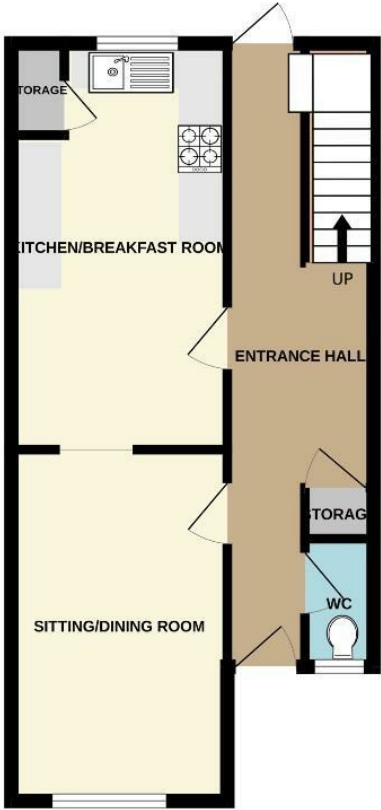
## Offers In Excess Of £330,000

**\*\*CUL DE SAC LOCATION & PARKING\*\*** Nestled in a quiet position between St Judes & Easton Near Central Bristol with immediate transport links and walking distance to Cabot Circus! Three Floors, Three Double Bedrooms and all so well maintained by the current owner. The garage has been converted to make an additional reception room or large kitchen diner. Upstairs is a generous lounge with a double bedroom. The top floor provides another two bedrooms and family bathroom. The well proportioned layout is versatile and there is no shortage of storage! Front and rear gardens that don't go out onto main roads - ideal for pets and children. This would also make a great buy to let with the space & condition!

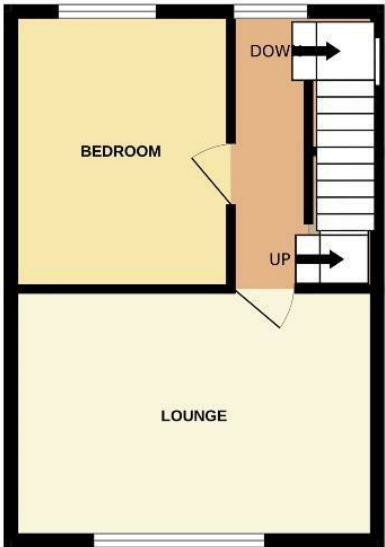
- Gated Parking
- Cul De Sac Location
- Good Condition Throughout
- Bathroom & Cloakroom
- Tons of Built in Storage
- Two Reception Rooms
- Three Good Size Bedrooms
- Modern Boiler & Double Glazing
- Potential to be a Four Bed
- Central Bristol Location

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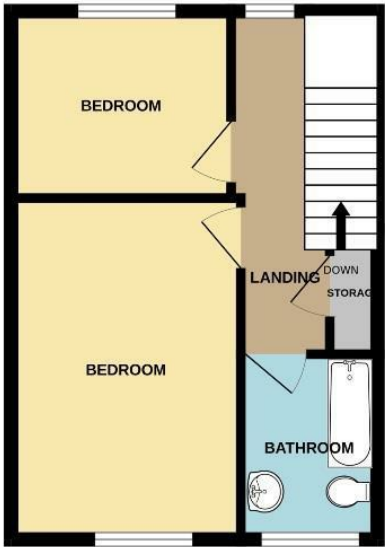
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
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**FRONT DOOR**

Upvc door opening into

**CLOAKROOM**

5'9" x 2'1"  
Obscure glazed window to front, wc, wash hand basin

**ENTRANCE HALL**

Radiator, stairs to first floor door to back garden, doors to

**STORAGE**

Three built in cupboards

**KITCHEN**

14'3" x 8'4"  
Wall and base units with work surface over, sink and drainer, space for range oven, washing machine & fridge freezer, built in storage cupboard with shelving, double glazed window to rear, opening into

**DINING/SITTING ROOM**

16'0" x 7'9"  
Previously the garage - converted in 1994. Double glazed window to front, radiator

**GARDENS**

Paved space to the rear of the property

**STAIRS**

Leading to first floor landing with radiator and double glazed window to rear, stairs to second floor and doors to

**LOUNGE**

14'10" x 10'3"  
Large double glazed window to front, radiator

**BEDROOM TWO**

12'4" x 8'5"  
Double bedroom, Double glazed window to rear, radiator

**STAIRS**

Leading to second floor landing with radiator and double glazed window to front, built in storage cupboard and doors to

**BEDROOM ONE**

15'0" x 8'9"  
Double glazed window to front, radiator

**BATHROOM**

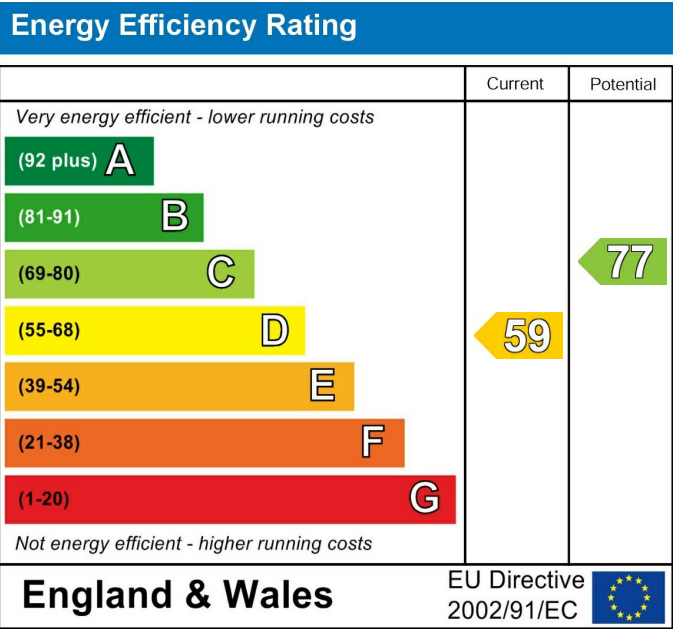
8'9" x 5'6"  
Three piece white suite comprising bath with shower over, wc, wash hand basin, tiled splash backs, radiator, cupboard housing combination boiler, obscure glazed window to front

**BEDROOM THREE**

8'7" x 8'0"  
Single bedroom. Double glazed window to rear, radiator

**PARKING**

Hard standing to front for parking, gates and arch frame, space for a shed, front door



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

















